

KGCA Note to Community – October 2017

Fall has been beautiful at Kahler Glen this year and is rapidly turning into winter. Several community members notified us Saturday morning that it was snowing. Time to pay attention to those winterizing items on your list, refresh your memories regarding recommendations by the Condo Associations, and contact Gary Marks/CAST staff for services you may want to purchase from the Community Association.

KGCA/LLC Update: A brief update on the status of the pending complaint between the KGCA and the LLC/Resort was sent to community members on Oct. 22, 2017 under the signature of KGCA President, Paula Robinson.

Reminder: Irrigation System is being shut down on October 23 and 24. Homeowners who need assistance in clearing out their system on these two days should contact Mike Britt directly at [509-670-0482](tel:509-670-0482). CAST is contracted to perform this service for the Kahler Condos and Dan Forbes does so for Natapoc.

The **Golf Course is scheduled to close as planned on October 31, 2017.**

The new updated website is in testing phase and is tentatively scheduled to go-live mid November.

We will contact community members with information on how to access the new site at the time we go live. Thank you to those who have assisted in updating content, adding new features, and enhancing the functioning of the website. When completed, it will be much easier to update and to upload information in a more timely manner. Questions/comments should be directed to Sue Hennessy, Board Communications : board@kahlerglencommunity.org

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The October Board Meeting was held at the KGCA Maintenance Office on October 15, 2017. Highlights are as follows:

- **September Board Meeting minutes were approved as amended and are attached.**
- **Financial Report -Executive Summary presented by Dwight Miller, Treasurer:**

Balance Sheet:

Total Savings and Reserves: \$175,626

Total Accounts Receivable >90 days: \$ 28,125

Profit and loss (P&L):

Revenue:	Sept act.	Sept budget	Variance	YTD Actual	YTD Budget	Variance
	\$36,506	\$41,673	(\$5,167)	\$297,250	\$208,587	\$89,633
Expenses:	\$40,652	\$32,505	(\$8,147)	\$242,611	\$208,525	(\$33,986)

Notes: \$4,000 short in dues receipts for month.

\$4,000 short in Property Services receipts.

\$7,525 over in Labor expenses for month.

Largest outstanding account balance > 90 days \$18, 477 (KGG&SR)

Followup on Audit Report: The Board initiated the audit at the close of the fiscal year ending April 2016 and the audit was completed and signed by Paula Robinson recently. The 2016 budget included \$15K for the audit; billings to date total \$24K with final billing expected in October's financials. Sue Hennessy requested that the Board receive the audit's management letter, findings in the audit summary, and recommendations. It was noted that there were two omissions from management: life of the equipment and state of the buildings. These are to be included in the next reserve study conducted by the KGCA. Paula will request both final electronic and hard copies from the accounting firm; documents will be kept in the KGCA community confidential files.

Board discussion on budget planning going forward. The Board minutes will include a summary of the discussion and will be distributed following approval of the minutes. In essence, the Board is beginning to plan for several years ahead as well as next year's budget. The Board is likely to host a community meeting spring of 2018 to convey financial challenges and seek the community's feedback prior to the 2018 Annual Meeting. We do have a six year financial plan prepared a couple of years ago which is a starting place but requires updating and inclusion of the items noted in the audit.

- **Property Manager Report:**

Overflow Lot – What is happening there? During the summer mowing season, the rock wall was noted to be loosening allowing critters to get inside the berm and making it unsafe for mowing in the area. The rock wall is being stabilized to correct these problems and the cross country ski trail behind this area is being recommissioned.

Waste Management: plans for winter? The garbage and recycling bins will be moved into one of the maintenance sheds for the winter months. The community will be notified of location and effective date when plans are completed. John Greiner asked that there be better communications regarding issues such as these and that we needed ongoing liaisons designated by each the LLC and KGCA to assure that we plan changes together and that we each uphold our commitments to one another. John will serve in this capacity for the LLC and Paula Robinson will serve on behalf of the KGCA Board.

Infrastructure Committee has been working with one another and Gary over the past month to address the following:

1. **Water Rights Project:** Well #5 inspection has been completed. Trees have to be cut back from the well; request for permit has been sent to Spokane DOE office; the water quality tests are in the lab and the covenants need signature, notary, and be mailed; susceptibility

assessment is a work in progress by Torrance Engineering. This project is expected to be completed in Spring 2018.

2. **Ponds:** Aspect Engineering is assisting with assessment and determination of root causes of problems with Pond #18 and Pond #10. Suggested solutions and cost estimates to date far exceed community capacity for funding. Alternatives/less expensive solutions will be sought.
 3. **Roads:** Patching planned for this fall has been completed. Bidding for chip sealing all of our roads over the next several years is underway with A & W Paving with initial bid at \$400K for all of the work. The paving company has told us that our base roads are good but that we do have significant deferred maintenance. The company will continue to refine their bid by returning to mark roads and prioritize paving projects and sequence. Initial phases of the work will be incorporated into the next budget with full plan built into the revised multi-year budget.
- **Firewise:** Bill Miller reported that the fall Chipping Event is Monday, Oct. 23 – owners can place materials on existing piles around the community if you want it chipped now. Thank you particularly to Kathryn Demerritt for single-handedly clearing much of the property near the entrance to Kahler Glen!
 - **Mailboxes:** Bill Miller reported that additional mailboxes have been installed to accommodate new owners' requests for mailboxes.
 - **Cross country trails:** Bill reported that the old cross-country route is being recommissioned (behind the memorial flag pole. Brush removal nearly complete.
 - **Community Landscaping:** Completed for the year! Thank you to Paula Robinson and Anita Miller for the work they did at the entrance Kahler Glen to complete this work.
 - **Restaurant Update:** Neil Taylor is leading the Board's efforts to secure a new restaurant tenant. Neil reported that our most promising candidate to date has withdrawn. Neil is interested in talking with any/all interested parties, has formed a committee to assist in recruitment and in determining what our community – both with Kahler Glen and the surrounding area – desires in our restaurant. Neil will pursue conversations with restaurateurs in the area and asked other Board members to spread the word that we are actively seeking a new tenant. If you know of interested parties, please contact the board at board@kahlerglencommunity.org or Neil Taylor at ngtaylor@me.com.

Followup on Committee recommendations from Sept. meeting:

- **Infrastructure:** Lynn Withrow, Chair, has drafted a charter for the group and will distribute electronically to the Board.
- **Governance:** Sue Hennessy distributed a hard copy of a drafted charter and will send electronically to the Board for consideration at the November meeting.
- **Golf:** Neil will draft a charter for next meeting.

- **Security:** Discussion focused on security of garbage/recycling area, options, and costs. Brook Fritz will followup on suggestions made for keeping costs down while improving security.
 - **Finance:** The Board will act as a whole to perform the usual duties of a Finance Committee rather than establishing a separate committee
 - **Landscaping:** Paula Robinson and Anita Miller constitute this committee and have completed work for this year.
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Note prepared on behalf of the Board by Sue Hennessy, Board Communications

We encourage you to keep informed of happenings in the Lake Wenatchee/Plain area by subscribing to LakeWenatcheeInfo.com. Check it out.....and sign up if interested in receiving regular updates.

P.S. Got a new neighbor? Sell your property? Change your address, phone, or email? Please help keep the Kahler Glen Community Association roster up to date. Email changes or corrections to board@kahlerglencommunity.org